WARRANTY DEED

Karen Johnson Davidson County
Batch# 1465047 DEEDWARR
08/28/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20260828-0079871

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 day of August, 2026.

(Affix Seal) Notary Public

My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul Heffington 3373 Harpeth Springs Drive Nashville, TN 37221	Guaranteed Rate, Inc. 3940 N Ravenswood Ave. Chicago, IL 60613	Map/Parcel 141-06-0D-139.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelli McLaughlin, formerly known as Kelli Walker, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Heffington, married man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 139, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Kelli Walker, a single woman by Warranty Deed from Brian Drukenbrod, a married man of record in Instrument No. 20210901-0117677 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 01, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3373 Harpeth Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

William McLaughlin, joins in the execution of this instrument to convey any right, title, or interest he may have in the subject property by virtue of his marriage to Kelli McLaughlin.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 18th day August, 2026.

Kelli McLaughlin
Kelli McLaughlin

William McLaughlin
William McLaughlin

STATE OF Mississippi
COUNTY OF Hinds

On this 18th day of August, 2026, before me personally appeared Kelli McLaughlin and William McLaughlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2026.

Deborah K. Hicks
Notary Signature
My commission expires: 11-11-2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 28956 DEBORAH K. HICKS Commission Expires Nov. 11, 2028 HINDS COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/18/26. (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

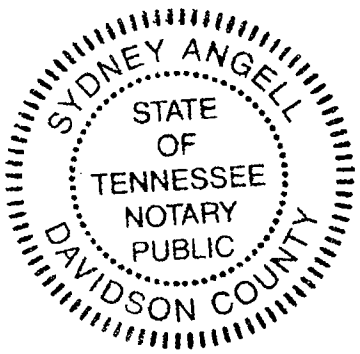
County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



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